



Town of Brookline

Massachusetts

Planning Board

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Mark J. Zarrillo, Chairman
Linda Hamlin, Clerk
Robert Cook
Steve Heikin
Steven R. Kanes
Sergio Modigliani
Jonathan Simpson

BROOKLINE PLANNING BOARD MEETING MINUTES

Room 111, 1st Floor, Brookline Town Hall

January 8, 2014 – 8:15 a.m.

Board Present: Mark Zarrillo, Linda Hamlin, Robert Cook, Steven Kanes, and Jonathan Simpson

Staff Present: Timothy Richard and Polly Selkoe

Mark Zarrillo called the meeting to order.

SIGN & FAÇADE REVIEW

138 Harvard Street – Install façade and door sign for Bright Horizons Early Education & Preschool

Timothy Richard described the proposal to install two new façade signs and a door sign.

The applicants were present to discuss the case with the Board.

Mark Zarrillo was not in favor of the second sign along Auburn Street. The Board agreed that it did not seem necessary and the sign faces residences.

Linda Hamlin asked how the sign would be illuminated. The applicant said that it was internally illuminated LED. Linda was concerned with the brightness of the sign. The applicant said that they could control the brightness of the sign if necessary with a dimmer.

Mark Zarrillo *motioned to approve*.
Linda Hamlin *seconded* the motion.

After discussion, the Board (5-0) unanimously

VOTED: to approve the plans by Service Select, LLC, and revised 12/2/13, subject the following the conditions:

1. Prior to the issuance of a building permit, the applicant shall submit revised final plans without the Auburn Street sign and a dimmer for the internally illuminated sign, indicating all letter heights and dimensions subject to the review and approval of the Assistant Director of Regulatory Planning.
2. Any future window and door signage is subject to the review and approval of the Assistant Director of Regulatory Planning.

1223 Beacon Street – Replace awning signs at Takusan Restaurant

Timothy Richard described the proposal to install two awning signs and window signs.

Mark Zarrillo did not have a problem with the awning signs, but was concerned with the window signage. The applicant clarified that the window signage is important because of the “all you can eat” component of the restaurant. That is a message that they would like potential patrons to be aware of.

Steve Kanes was sympathetic to the window signage on Beacon Street but was not sure it was necessary to have the window signage on the St. Paul Street side. Mark Zarrillo thought that there was already too much signage on this building and was not in favor of the window signage.

Linda Hamlin thought that the proposed yellow window signage was not a good color and would not be very visible.

Mark Zarrillo thought they could put some signage on their door if they came back with a new proposal for the door.

The Board agreed that the applicant could work with staff on the window signage.

Mark Zarrillo *motioned to approve*.
Jonathan Simpson *seconded* the motion.

After discussion, the Board (5-0) unanimously

VOTED: to approve the plans for the awning and window signage by Excel Signs, dated 12/21/13, subject to the following conditions:

1. Prior to issuance of a building permit, the applicant shall submit final awning and window sign plans, subject to the review and approval of the Assistant Director of Regulatory Planning.
2. The awning shall be maintained in good condition.
3. Any future window signage is subject to the review and approval of the Assistant Director of Regulatory Planning.

1032 Commonwealth Avenue (continued) – Construct a third-story addition above second floor commercial space facing Commonwealth Avenue

Timothy Richard described the proposal to construct a third story addition and alter the façade.

Jeffrey Allen, attorney, was present to discuss the case with the Board.

Linda Hamlin did not have a problem with the proposal.

Steve Kanes thought that the proposed addition should be pulled back further from the front. He thought that the building is an unattractive building already and the addition was not going to help improve anything.

Mark Zarrillo thought that this would be an improvement because people would not be able to use the area of roof that would be part of the residential floor area.

Mark Zarrillo *motioned to approve*.

Linda Hamlin *seconded* the motion.

After discussion, the Board (3-1) (Jonathan Simpson arrived after discussion of this case.)

VOTED: to approve the part by RAV & Associates, Inc., dated 12/18/13, subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit final plans and elevations for the rear, subject to the review and approval of the Assistant Director of Regulatory Planning.

11 Pierce Street, Health Building – Construct temporary trellis and dome art installations on the Harvard Street lawn of the Health Building, as part of the 4th Annual Climate Week

Timothy Richard described the proposal to install three new temporary installations for Brookline's Climate Action Week.

Mary Dewart from the CAC was present to discuss the case with the Board.

Mark Zarrillo thought that it was a good idea. Jonathan Simpson asked how long they would be in place. Mary Dewart said for three to six weeks, but it could be longer.

Mark Zarrillo *motioned to approve*.

Linda Hamlin *seconded* the motion.

After discussion, the Board (5-0) unanimously

VOTED: to approve the written proposal and plans submitted December 27, 2013 for three temporary installations and banner sign for Brookline Climate Action Week, subject to the following condition:

1. Prior to installation, the final plans shall be submitted for review and approval to the Assistant Director of Regulatory Planning.

1160 Boylston Street – Recover existing awnings for Winestone

Timothy Richard described the proposal to recover the awning.

The Board thought that the proposal looked good and was supportive.

Mark Zarrillo ***motioned to approve.***

Linda Hamlin ***seconded*** the motion.

After discussion, the Board (5-0) unanimously

VOTED: to approve the plans by Atlantic Awning, dated 12/16/13, subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit final plans for the awning signs indicating all dimensions and letter heights, subject to the review and approval of the Assistant Director of Regulatory Planning.
2. Any future window signage is subject to the review and approval of the Assistant Director of Regulatory Planning.
3. Awnings shall be maintained in good condition.

MISCELLANEOUS

Planning Board members asked staff to check on a torn awning at CVS Pharmacy off Center Street parking lot and unapproved signage at 7-11 on Commonwealth Avenue.

Due to time constraints Mark Zarrillo requested a replacement to sit on the Climate Action Committee. Polly Selkoe said she would speak to Board members not present at the meeting and report back to the Board.

MINUTES

Linda Hamlin ***motioned to approve*** the minutes from December 11, 2013 as revised

Steve Kanes ***seconded*** the motion.

VOTED: (3-0) 2 abstentions

MEETING ADJOURNED.

Materials Reviewed During Meeting

Staff Reports

Plans and Designs